

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: 1210 Ward Avenue Office Building

Other names/site number: _____

Name of related multiple property listing NA

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1210 Ward Avenue

City or town: Honolulu State: Hawaii County: Honolulu

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___D

_____ Signature of certifying official/Title:	_____ Date
_____ State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
_____ Signature of commenting official:	_____ Date
_____ Title :	
_____ State or Federal agency/bureau or Tribal Government	

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Name of Property

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE

Business

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE

Business

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Metal/Concrete Masonry Units/Stucco

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Narrative Description

Summary Paragraph

The 1210 Ward Avenue Office Building in Honolulu is a two-story Modernist office building. Completed in 1961 and designed and owned by noted Hawaii architects Richard L. Dennis and Vladimir Ossipoff, the building has a structural steel frame with concrete foundations and floor slabs, concrete masonry (CMU) and steel stud walls, and shed roofs. The 32' tall building has a 137' x 55' footprint with ground floor parking, second floor office spaces and a penthouse office. The 1210 Ward Avenue Office Building was Ossipoff's office for nearly 40 years.

Although the building has undergone renovations, both exterior and interior, it retains significant integrity of location, design, setting, materials, workmanship, feeling, and association.

Narrative Description

The 1210 Ward Avenue Office Building is a two-story plus penthouse commercial office building located in the Kaka'ako neighborhood of Honolulu on the island of O'ahu. The building is within the *ahupua'a* of Honolulu, in the *moku* of Kona.¹ The rectangular lot is 65' x 150' (.223 acres/9,750 square feet) and is nearly wholly occupied by the building. Adjacent buildings include a gas station/convenience store at the corner of Ward Avenue and Beretania Street to the south and the 1956 Kinau Villa, a two-story apartment building, to the north along Ward Avenue. Across Ward Avenue is the Honolulu Art Museum (formerly Honolulu Academy of Arts) built in 1927 and designed by Bertram Goodhue,² and diagonally to the southeast is Thomas Square, the oldest city park in Hawai'i.³

The building is approximately 15,009 square feet. A vehicular drive bisects the east façade at the ground level and is flanked by low planter boxes that run along the sidewalk at the front of the building. The ground floor consists of 23 covered parking spaces and 875 square feet of office space. The second floor has approximately 5,000 square feet of office space in a "U" configuration and features an open courtyard in the void of the "U." The penthouse, which is centered along the north side of the building is 1,000 square feet. Three stairways are located along the northern wall of the building, with Stair 3, the middle stair, servicing only the second floor and penthouse (a mechanical space aligns with the stairwell at the ground level). An elevator has been added between Stairs 2 and 3 in what was originally a parking space on the ground level, a mechanical space on the second level, and a portion of office space in the penthouse.

¹ *Moku* and *ahupua'a* are Hawaiian terms that refer to land divisions. An *ahupua'a* is a portion of land that is typically somewhat pie-shaped, and runs from the mountains to the ocean, and a *moku* is a larger district consisting of multiple *ahupua'a*. OHA - KIPUKA Database. (n.d.). Retrieved February 3, 2020, from <http://kipukadatabase.com/kipuka/TMK.html?ObjectID=75001&b=2#view1>

² Listed on the National Register of Historic Places (72000415) the museum is considered an excellent example of "Hawaiian architecture" and combines Chinese, Spanish, and Polynesian influences.

³ Constructed in 1843, this 6.5 acre park is on the National Register of Historic Places (72000423) and is significant for its association with the Kingdom of Hawai'i.

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The footprint of the building is rectangular with its shorter sides facing east and west. The low-slope shed roofs, of which there are four, slope in three directions. The two largest roofs each slope down towards the shorter sides of the building. Between these, at the center portion of the second floor, is the open courtyard at the southern center of the building. An adjacent covered area to the north has a lower roof that slopes towards the south and whose sides die into walls enclosing the courtyard area on the east, north and west sides. Three small office spaces sit to the south of this center shed roof and have their own flat roof. The penthouse sits at the north center of the building and has a shed roof that also slopes to the south. At each end of the penthouse is a square, flat roof section; the east end was originally an open courtyard that is now enclosed, and an extant mechanical space is on the west side.

The building is constructed of steel, concrete, and concrete masonry units. The footings and floor slabs are reinforced concrete. A series of exposed, reinforced precast beams support the second-floor slab. The building's shed roofs are steel framed with a two-inch tectum deck.⁴ There are four-foot overhangs on the north and west sides and no overhang to the south. The original tectum roof panels are visible at the underside of the north overhang. The east overhang is 5'-6" deep; this sloped overhang originally covered a balcony, the space of which remains but the slatted wood floor deck has been removed. Originally the roofs were pitch and gravel terminating in a slightly upturned flashed edge. Currently the roofs have elastomeric roofing and an extensive array of photovoltaic panels, which are visible only from the penthouse. An elevator penthouse has been added to the roof of the penthouse and is not visible from most vantage points.

The floor-to-floor height varies, with the ground level parking height at approximately 9'-6", the second floor and penthouse ceiling heights slope but average 9'-6" and 8'-6" respectively. Interior partitions were originally steel with plaster and metal lath. Exterior walls were constructed of both concrete masonry units, some with an exterior plaster finish, or 3-5/8" metal studs at 24" on-center finished on the exterior with metal lath and plaster and on the interior with 5/8" plaster board. The exterior walls in some locations, such as the entire south second floor wall and the upper east wall, are finished with a large-scale rough texture that recalls signature stone and plaster details on Ossipoff buildings.

Exterior

The primary façade of the building faces Ward Avenue (east) and is open at the ground level where the vehicular drive enters the parking area. A pedestrian entrance is located between the drive and the first-floor office and is secured by a floor to ceiling metal bar door. A sliding metal security gate closes across the drive during off-hours. Two parking spaces and the planter boxes sit within the cover of the garage but outside the gated area. The first-floor office is situated at the northeast corner and its entire east wall is a floor-to-ceiling aluminum framed picture window that sits flush with the pedestrian gate and faces a large planter bed.

⁴ Tectum is structural roof deck panels made of cementitious wood fiber formed under heat and pressure. They have excellent acoustic properties, are simple to install, and have never contained hazardous materials. (<https://www.condeck.com/tectum-roof-deck-products>)

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The second-floor façade has half-height ribbon windows across most of its length. They are fixed metal replacement windows within the original openings and closely match the original based on photographic evidence. The sloping roof overhang at this elevation served to shelter a balcony space, referred to as a catwalk on the original drawings, that ran along most of the length of the building, terminating at a north corner bump-out that served as Ossipoff's office. The bump-out has floor to ceiling fixed replacement windows that closely match the original. At the southeast corner of the office bump-out there was originally a glass door that led out to balcony but was replaced with a window.

The original catwalk had an open slat 2x4 wood deck supported by metal angles that ran beneath the deck and then turned up (transitioning to a flat metal fin detail) to attach to the exposed metal rafter members at the overhang at a slightly canted angle. Originally the catwalk had no railings. 1965 Ossipoff drawings show a 1-1/4" diameter pipe rail set into a flat metal notched bracket that extended from the vertical members. The railing featured "Buckner 60SS heads" drilled into the bottom of the pipe rail at 3'-0" on-center that provided watering for the potted ferns that hung from the handrail.⁵

A 2012 renovation by architect by Geoffrey Lewis removed the catwalk and replaced the rusted vertical members with a shade structure of canted aluminum pipe columns inset with horizontal fixed aluminum louvers. Over the driveway the metal members turn back to connect to the building façade, as did the original. At either side of the driveway the vertical columns extend to the ground. On the north side two columns continue to the ground and on the south side there are three. The columns terminate in new concrete plinths that sit within the original concrete planters. On the south side the plinth is taller and bears the building address. An original address sign remains on the inside of the north CMU wall, just outside the first-floor office space. The existing overhang has been soffited, enclosing the previously exposed metal rafters.

The south façade of the building is a two-story wall; painted CMU on the lower portion and CMU with applied large scale rough-textured stucco on the upper part. At the top center of the south elevation the second story wall opens to reveal the courtyard. The original courtyard railing is unknown but was previously tempered glass with a top and bottom wood rail. This has been replaced by a metal frame equal in height to the notched portion of the stucco wall and partially infilled along the bottom with vertical metal fixed louvers, similar to those on the east elevation.

The west facade has a nine-foot CMU wall at the ground level that is outset from the second-floor wall. The gap allows light and air into the garage space and small decorative trees extend through the opening. The second floor of this façade consists of a band of half-height windows sitting atop a metal stud wall finished with metal lath and plaster. The windows span the entire façade, terminating into the south CMU wall and the north metal stud and plaster wall. The louver windows, which appear to be original, have been secured in the closed position by window-sized sheets of plexiglass attached to the exterior of the frames. Extending down 24" from the edge of the overhang is a solid shade structure. The shade, which is original, consists

⁵ 1992 Ossipoff Snyder & Rowland drawings show a steel tube railing with steel tube pickets and the addition of a planter box in front of the outset office space but it is believed this change was never built based on 2012 photographs.

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of a metal frame into which Asbestolux⁶ panels are bolted. The shade dies into the south CMU wall that also extends four feet past the west wall of the building.⁷

The north façade is open along most of its ground floor length with an enclosed outset area near the northeast corner where the ground floor office space is located.⁸ Metal floor to ceiling windows are located near the northeast corner and are the only windows on the ground floor along this façade. A sliding glass door is located on the west side of the first-floor office outset but has been blocked from the interior.

The north façade second floor has a variety of elements. The bump-out at the northeast corner office has a floor to ceiling narrow window that corresponds to the no longer extant door to the catwalk on its opposite side. Adjacent is a triple-pane fixed window whose angled top follows the slope of the shed roof. The north exterior walls of Stairwells 1 and 2 feature a simple grid breezeblock. Stair 1 has exterior wall only at the second floor (the first-floor office outset runs behind this stair) whereas Stair 2 has breezeblock from top to bottom. Between the two stairs the building appears to be three stories tall because the north penthouse wall is flush with the lower floors. In this area are two square fixed windows with obscure glass, located within each second-floor restroom, and two louvered vents for the second-floor mechanical space. The penthouse has wall-to-wall fixed metal windows. At the western shed roofed portion of the building are a bank of original ribbon windows whose angled tops follow the slope of the roof and the mullions align with the roof rafters above. Outside the windows at both the western shed roof and the penthouse are a series of fixed vertical shade fins that attach at their top edge to each roof rafter. The bottoms of the shade fins are bolted to a flat metal bar attached to the building. A second flat metal bar runs parallel to the building along the bottom outer corner of the fins. The fins are Asbestolux panels with a wood cap along the long outside edge. As previously noted, the underside of the overhangs at this façade have exposed metal rafters and tectum panels.

Stairs.

There are three original stairs in the building, two service the ground and second floor and the third spans between the second floor and the penthouse. All the stair runs are the same, with metal stringers and C-profile treads with open risers and concrete landings. The handrails are metal bars topped with wood and, where required, the railings are vertical metal rods that die into the railings. The side walls of the stairwells are CMU, the exterior (north) walls are breeze block in a simple square void pattern, and the ground floor southern entry walls have metal and glass gates that swing into place to secure access. Prior to the 1972 renovation by Dennis, Stair 1 was originally open on its east side and was visible from Ward Avenue.

⁶ Asbestolux insulating board, also called AIB, is a low density asbestos fiber board. It was manufactured between 1951 and 1980 and was used for paneling, partitions, soffits, suspended ceilings, and fire protection. The AIB boards generally contain 16-35% asbestos. (<https://www.asbestoslawpartnership.co.uk/news/25/Asbestolux-turnabestos>)

⁷ 1992 drawings by Ossipoff, Snyder & Rowland (Sheet 3) show this shade to be replaced but the existing shade still matches the 1961 Richard Dennis drawings (Sheet 6).

⁸ The original 1961 drawings show a portion of this outset area to predate the building. The north wall sits directly on the property line so its walls were likely retained so that the setback encroachment could be grandfathered.

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Interior.

A small ground floor medical office space is located at the northeast corner of the parking area. The space was originally a small 600 square foot open office space located to the west of the Stair 1 that predates the 1210 Office Building. The 1972 renovation by Dennis increased its size, adding the glassed-in reception area, and closing in Stair 1 and its from view from to street. Original 1972 double picture windows overlook the parking garage to the south and the planter boxes and Ward Avenue to the east. Entry doors, one an aluminum storefront window into the reception area, the other a solid wood door into the current kitchen area, are along the southern wall. Small rooms wrap around Stair 1 and the mechanical room beneath Stair 2 within the space outset from the main building footprint. Floor-to-ceiling windows are located at the north side of the reception area and there is an aluminum sliding door at west exterior wall. The narrow hallway from the main reception area originally led to a large open office but now leads to three small, wood-paneled rooms and a small kitchen/medical equipment room. All the spaces have exposed reinforced precast beams overhead and a tectum ceiling.

The asphalt paved garage has approximately 23 parking spaces. The southern side is enclosed by a CMU wall and is completely taken up by parking. The approximate 9-foot high western wall is lined with small trees and sits outside the envelope of the building allowing light into the space. The northern wall holds the two stair entrances, the new elevator, mechanical rooms and both entrances into the ground floor office space.

The second-floor houses three office suites whose interiors have been reconfigured and modernized for use as a dental office and architecture and engineering offices. It is unknown if any of the existing interior partitions are original. A double-loaded corridor separates the stairways, restrooms, elevator, and a mechanical space on its north side from the office spaces on the south. Both restrooms have been completely remodeled within their original footprint.

The portion of the second floor that was originally Ossipoff's office is now occupied by the dental practice. Although the arrangement of spaces is similar to the original, the office space has been completely remodeled. The primary access to the second-floor courtyard is through this suite. The courtyard retains its original proportions, extending across the south façade 53 feet wide. The main area of the courtyard is approximately 17-feet square. Three original offices along its northwest corner are each approximately 11 feet square. They have original metal-framed windows along their exterior walls and sit back from the south building wall approximately five feet, creating a balcony-proportioned outdoor area that runs along the southern edge of the building and also provides access at its western end to the offices located at the southwest corner of the building. The primary courtyard access is, as it has always been, at the north side of the courtyard. The courtyard was originally covered by a barrel-vaulted opaque plexiglass roof running east and west, dying into the upper end walls of the large shed roofs. In 2012 this was replaced by a metal structure of pipe columns and fixed aluminum louvers, matching that along the south railing and the east shade structure from the same renovation.

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Penthouse

The penthouse is accessed via Stair 3 near the center of the 1000 square foot space. The penthouse is divided into five rooms. From east to west are two office spaces, the lobby/stairwell, a storage room, and a mechanical space. An elevator was added in 2012 between the mechanical space and the storage room. A jewelry artist currently occupies the penthouse.

Metal studs with lath and plaster on the exterior and gypsum board on the interior form the walls of the penthouse. The roof has metal framing topped by a tectum deck with elastomeric roofing. The wide overhangs have a metal fascia and either painted tectum or plywood at the underside. The tectum panels, painted white at their underside, also form the interior finished sloped ceiling. The floors have been newly covered in engineered flooring. The existing windows are believed to be replacements from both the 1972 renovation by Dennis and from the 2012 Lewis renovation. It is unknown what the original windows were. The 1972 windows are large single pane fixed with metal frames. The north wall consists of ribbon windows along the entire façade shaded by vertical Asbeostolux fins bolted to each metal roof rafter, matching those at the second-floor north facade. The windows along the north side have all had an obscure film added to the lower three-quarters to block the view of the adjacent apartment building.

Alterations

The exterior of the building has undergone two alterations, one in 1972 by the original architect Richard Dennis and a more recent renovation in 2012 by Geoffrey Lewis. The 1972 renovation expanded the ground floor office and the change was not readily visible from the primary facades. This renovation, now 48 years old, has achieved significance in its own right due to its age and the fact that most current and former users of the building remember this configuration. The 2012 exterior renovation removed the second-floor balcony deck on the east side and added a slatted grid shade structure to the façade. Although a significant change to the primary façade, it is at the same time subtle as retains the original roof lines, balcony support structure, and canted vocabulary. The balcony deck removal is not evident from general view.

The private office interiors, not including the ground level that retains its 1972 materials and configuration, have been significantly updated. The public circulation spaces, including the three open stairways, have been retained and convey the mid-century aesthetic of the building. The penthouse and Ossipoff's private office on the second floor, although also modernized, retain an open feeling that can be seen in archive photos. On both the second floor and penthouse the ceiling remains open with expanses of the original tectum and building structure in evidence. The second-floor exterior deck remains as was originally designed, with the only changes being a shade structure (removable) and new railings along the south facade required by safety codes.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1961-1970

Significant Dates

NA

Significant Person

(Complete only if Criterion B is marked above.)

Vladimir Ossipoff

Cultural Affiliation

NA

Architect/Builder

Richard Dennis
Vladimir Ossipoff

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The 1210 Ward Avenue Office Building is a historically significant building at the local and state levels under under Criteria B and C in the areas Architecture and Community Planning and Development in Honolulu and Hawai'i. It was the office/headquarters of several architecture and engineering firms whose contribution to the built environment during the boom times of early statehood shaped the development and appearance of the state.

The period of significance for the building is 1961 to 1970. The earlier year is its design and construction date and the later year is fifty years from the date of the nomination even though the use and activities for which the building is significant continued to have importance into the 1990s.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The 1210 Ward Avenue Office Building, completed in 1961 in Honolulu, Hawaii, is significant under Criteria B as the long time studios/office headquarters of a number of very prominent Hawai'i architects and engineers, most notably Ossipoff, Snyder, Roland and Goetz, Dennis and Slavsky, and Charles Sutton and Associates.

The 1210 Ward Avenue Office Building is eligible under Criterion C for its embodiment of its mid-century period, its use of construction methods and materials from the period in a small stand-alone office building with a moderate budget, and as a collaborative work of prominent local architects Richard L. Dennis and Vladimir Ossipoff. Design features include the dramatic roof, central courtyard lanai, open stairs with breezeblock exterior walls, shading fins, and canted catwalk. A leasing advertisement in the newspaper at the time of its opening called the building "unique, efficient, and convenient office space."⁹

The building was designed by Richard L. Dennis and Vladimir Ossipoff and owned jointly by Dennis and his wife Hope and Ossipoff and his wife Raelyn. The structural engineers on the project were Shimazu & Shimabukuro, who also relocated their offices into 1210 Ward where they remained until 1987. In the 1970s they changed the firm name to SSFM Engineers by which they still operate today.

Vladimir Ossipoff (1907-1998) Vladimir Ossipoff was born in Vladivostok, Russia, and spent most of his early years in Japan where his father was a military attaché. His family moved to California in 1923 and in 1931 he received an architecture degree from University of California, Berkeley. He moved to Hawaii shortly after graduating, where he began his 67-year long career.

In Hawaii Ossipoff worked at Theo Davies and oversaw the design office of the newly opened home building department, demonstrating exemplary skill in creating original regional designs.¹⁰ His early residential work was primarily in the fledgling Hawaiian Regional style. Although Ossipoff would design multiple residences in the Hawaii Regional vernacular throughout the 1930s, by the late 1930s his design philosophy had migrated almost totally to variations of International Style that came to be called Hawaiian Modern.

In 1935 Ossipoff married Raelyn LaVerne Loughery. After working for a short time in the Honolulu offices of Charles Dickey and Claude Stiehl, Ossipoff opened his own office in 1936.

By 1938 he began earning commercial commissions, including Waikiki Bowling Center, Blue Cross Animal Hospital, a renovation of the Princess Theater, and the Medical Group Building. These buildings mark the beginnings of Ossipoff's interpretations of Modern styles in commercial buildings in Hawaii and, along with innovative residential commissions, would lead to his proficiency in the use of Hawaiian Modern Style.

⁹ Honolulu Advertiser, January 8, 1962, p.23, c.7.

¹⁰ Don J. Hibbard, "Vladimir Ossipoff Meets Hawaii," in Sakamoto, *Hawaiian Modern*, 2007. P. 42.

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During World War II he closed his office and worked at Pearl Harbor for Contractors Pacific Naval Air Bases, a consortium that did building design for the Navy. In 1945, after the war, he reopened his own office. At this time Ossipoff's designs primarily focused on International/Hawaiian Modern Styles that frequently included local Hawaiian materials such as lava rock and coral aggregate concrete. They also featured open designs that blurred the boundary between building interiors and the tropical environment outside. In the late 1940s he began collaborating on projects with Philip Fisk, Alfred Preis, Alan Johnson, and Thomas Perkins, resulting in several notable commercial and public buildings such as Laupahoehoe School on Hawaii Island and Bachman Hall at the University of Hawaii, Manoa. The collaboration, known as Associated Architects, was known for their Hawaiian interpretations of Modern styles.

Ossipoff is acknowledged as a master of Hawaiian Modern as evidenced by his numerous commercial buildings, institutional structures, and private residences. His most renowned works include the Liljestrand House (1952), the IBM Building (1961), the Outrigger Canoe Club (1961), the Pacific Club (1962), and the Thurston Memorial Chapel at Punahou School (1965). Some of the major works that were designed and carried out while in the 1210 Ward offices included the following projects:

- IBM Building (1961)
- Pacific Club (1961)
- Outrigger Canoe Club (1962)
- Aikahi Park Model Homes (1962)¹¹
- Hawai'i Preparatory Academy (1964)
- Thurston Memorial Chapel at Punahou Schools (1965)
- Kahului airport (1966)
- Carol and Mary Jewelry Shop, Ala Moana Center (1966)
- Honolulu Airport (1967, 1976)
- Lyman House Museum (1968)
- Clare Booth Luce Home (1969)
- C. Brewer Headquarters, Hilo (1972)
- Dilks Residence (1973)
- Porteus Hall, University of Hawai'i (1974)
- Aloha Jewish Chapel, Pearl Harbor (1975)
- Ainamalu Residential Development (1977)
- Pacific (National) Tropical Botanical Garden, Kalaheo, Kaua'i (1980)

Ossipoff advanced his architectural tenets through his many collaborative efforts as well as by hiring, training, and mentoring colleagues. The list of architects that worked for Ossipoff's office over the years reads like a who's-who of Hawai'i architecture. The list includes:

¹¹ National award winner by American Builders Association as a "masterpiece in economical use of space."

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1940s-1950s

Kenneth Akiyama
Richard Dennis
George Johnson
Hideo Murikami
Wayne Owens
Hank Reese
Frank Slavsky
Ed Sullam

1960s-1970s

Franklin Gray
Ben Lee
Glenn Mason
Herb Matsumura
Jeff Nishi
Nancy Peacock
William Sakaguchi
John Tatom
Tom Wells

Sidney Snyder, Alan Rowland, and Gregory Goetz, who all began working for Ossipoff in 1956, eventually became partners in the firm and the name was changed to Ossipoff, Snyder, Rowland, & Goetz in 1973.

Throughout Ossipoff's career, spanning over 1000 commissions, his office maintained a commitment to designing modern architecture that shaped Hawai'i's built environment and addressed the specific requirements of Hawai'i's culture and climate. In 1964, while president of the AIA Hawaii Chapter, a "War On Ugliness" was declared soliciting for more effective Honolulu zoning laws and calling upon the citizens of Hawai'i to play an active role in making Hawai'i a more beautiful place to live and work.¹² His 1978 article in the Honolulu Advertiser urged the need for reducing energy use in buildings and promoted environmentally sensitive design.¹³

Vladimir Ossipoff was invested into the American Institute of Architects College of Fellows (FAIA) in 1956 in the investiture category of Design and was the recipient of the first AIA Medal of Honor in Hawai'i in 1998.¹⁴ In 2007 a book entitled *Hawaiian Modern: The Architecture of Vladimir Ossipoff* was published, and a museum retrospective of his career and influence was on view, first at the Honolulu Museum of Art and then as a travelling exhibition.

Richard N. "Dick" Dennis (1914-1998) was born in Duluth Minnesota and graduated from the University of Michigan with a degree in Architecture. He left Detroit in 1942 to come to Hawai'i to work for Contractors Pacific Naval Air Bases (CPNAB), the same Navy building consortium where Ossipoff worked during this World War II era. After two years with CPNAB Dennis joined the Navy as an officer and worked in the Amphibious Forces and Surplus Disposal Agency. Upon discharge from the Navy in 1947, Dennis went to work in Ossipoff's office but shortly thereafter, in 1948, opened his own firm. Dennis was known primarily for his Hawaiian Modern residential designs but also worked on small commercial and apartment buildings in the same style. In 1958 Dennis was joined by architect Frank Slavsky¹⁵ and designer L. Harold "Hal"

¹² Architects Vote War of Ugliness. *Honolulu Advertiser*, December 17, 1964, p.C-14.

¹³ Vladimir Ossipff, Energy Molds the Future. *Honolulu Advertiser*, April 7, 1978, p.A-13.

¹⁴ Vladimir Ossipff, FAIA – 1998 Medal of Honor Recipient, Hawaii Architectural Foundation. <https://hawaiimedallofhonor.com/past-medal-of-honor-award-winners/charles-r-sutton-faia-1999/> Accessed February 14, 2020

¹⁵ Frank Slavsky, (1919 -1996) was born in Denver CO and attended architecture school at University of California, Berkeley. He came to Hawai'i in 1941 and served in the Air Force and Corps of Engineers. He opened his own Hawai'i office in 1952 before joining Dennis in 1957. Slavsky was known for his Modern and Hawaiian-style interpretations of more modest homes. Dennis and

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Whitaker¹⁶ to form Dennis and Slavsky Architects. Prior to this partnership, in 1957 Dennis, Slavsky, Whitaker, John Carl Warnecke of San Francisco (one of the designers of the Hawai'i State Capitol), and Park & Yee Engineers joined together to form Transpacific Associates to "meet the demands of the many large and complex government projects in various parts of the world."¹⁷

In 1957 – Dennis, Slavsky and Whitaker were hired by Watumull Investment Co. to design the first 10 homes for the Mayor Wilson Project, a Honolulu Redevelopment Agency funded project for new tract housing in Kalihi Valley that was part of a "slum clearance" undertaking. In 1959 they again worked with Watumull on Makiki Hale, a seven-story 30-unit co-op apartment complex. This work for the Watumulls likely set the stage for the leasing of the property at 1210 Ward Avenue that was owned by the Watumull family.

Charles "Ty" Sutton, (1927-2004) Sutton was born in Oklahoma and graduated from Oklahoma A&M college in 1950. He later received a master's degree in architecture from Cranbrook Academy of Art in Michigan. He studied at the Ecole des Beaux-Arts before being hired at I.M. Pei & Associates in New York. The five years in Pei's firm included design development work for the University of Hawai'i's East West Center project. Sutton then went to work for John Carl Warnecke and Associates, first in Washington D.C. and then, in 1962, as director of the Honolulu office during the design and construction of the Hawai'i State Capitol. During the four years he was with Warnecke in Hawai'i Sutton also completed the Honolulu Civic Center Master Plan, the University of Hawai'i Long-Range Development Plan, the Ka'anapali Resort Development design and planning, and the Master Plan for Hawai'i Kai.

In 1968 he left Warnecke's office, and with Ted Candia, opened his own office. Sutton's projects included both preservation, urban planning, and design over a career of more than 50 years in Hawaii. In 1999 he was awarded the Hawai'i State Council/American Institute of Architects' Medal of Honor, which is given to an architect who has "significantly advanced the profession of architecture and whose leadership has inspired colleagues."¹⁸ In addition to his architectural work, Sutton was a lecturer in design and planning at Columbia University in New York and the University of Hawai'i. Sutton's projects included the first preservation plans for Merchant Square in the 1970s, the renovation of the Lahaina Hotel, and new buildings on the Hulihe'e Palace grounds.¹⁹ His McKinley High School Master Plan was completed in this same period recognized the importance of the historic McKinley campus, and replaced an earlier plan that had called for demolition of all the original quadrangle buildings. His largest renovation and adaptive reuse projects were Dole Cannery Square and the Dole Office Building, both done in the late 1980's.

Slavsky were on the AIA Board together in 1957-1958. They were also surfing buddies and members of the Ossipoff-designed Outrigger Canoe Club

¹⁶ L. Harold "Hal" Whitaker (1918-1998) was born in Utah and designed movie sets for Warner Brothers before coming to Hawai'i in 1948 to work for Ossipoff. He spent most of his career in Hawai'i working with Dennis and Slavsky before starting his own firm Whitaker-Crane Ltd.

¹⁷ Architectural, Engineering Combo Formed. *Honolulu Advertiser*, September 4, 1957, p.19, c.3.

¹⁸ Charles R. Sutton, FAIA – 1999 Medal of Honor Recipient, Hawaii Architectural Foundation. <https://hawaiimedallofhonor.com/past-medal-of-honor-award-winners/charles-r-sutton-faia-1999/> Accessed February 14, 2020

¹⁹ Jeffrey Fairfax, FAIA was also a penthouse tenant of 1210 Ward Avenue. He came to Hawai'i from San Francisco and worked on significant historic preservation projects such as 'Iolani Palace and Barrackes, the old Archive Building, Hulihe'e Palace, and Ilmiloa Astronomy Center.

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Ossipoff, Dennis, Sutton and their associates not only elevated the style and architectural direction of the state during their firms' tenure in the 1210 Ward Avenue Office Building, but made significant contributions to the urban planning and development of O'ahu during that tenure. Ossipoff was doing model homes in "Aikahi, Wai'alaie Uplands and Ainamalu at Diamond Head. He also worked on multiple Hawai'i airports and with the Department of Transportation on beautification elements for the new H-1 Highway in 1967 and its extension in 1975. Slavsky and Whitaker were designing model homes in the Pohakapu, Pacific Palisades, Niu Estates, and Hawai'i Kai subdivisions. Dennis and Slavsky were doing the same in Kalihi and Kalāheo Hillside. Dennis also designed models in Foster Village on his own. Slavsky and Whitaker did the 3003 Kalākaua (Gold Coast) condominium. Sutton designed the award-winning Wailani Place condominium complex of 4 houses and Lana Wai, another single family residential condominium project comprising of eight houses on Nu'uaniu Pali Drive, some of the earliest of Hawai'i's condominiums on small parcels with a few single-family residences. During the 1970s his firm did several townhouse developments, ultimately totaling 500 units.

Paraphrasing a statement from Sutton's AIA Medal of Honor biography that seems aptly applied to the careers of the architects whose contributions to Hawai'i were envisioned at 1210 Ward Avenue Building: *The breadth and inclusiveness of their projects reflect a commitment to thinking about design as a continuum, from the smallest detail to the largest urban setting. They dedicated years of effort to design a better Honolulu, often ahead of their time.*

ADDITIONAL INFORMATION

Chain of Ownership

Honolulu City and County records for the property at 1210 Ward Avenue date back to only 1941, at which time Bank of Hawai'i owned the land. It was purchased by Edwin Kilmy and Leila Mae Browning in 1942 and was the location of the Kapi'olani Hotel whose address was 880 S. Beretania Street. This is an older address for the current adjacent gas station property and included the 1210 Ward property at that time. In 1947 it was sold to Appliances & Automotives Ltd. Then in 1949 the property was sold to Radha Watumull, daughter of G.J. Watumull.²⁰ In 1955 she subdivided the property into four lots, including the 1210 Ward property, which was designated as Parcel 20B, and at the time had an auto repair business and a rooming house that was likely the former Kapi'olani Hotel. Ward Avenue was named Kapi'olani Street at that time; the name was changed to Ward Avenue in 1959 at the request of property owners due to confusion with nearby Kapi'olani Boulevard.²¹

In 1960 Watumull leased the 1210 Ward parcel to Dennis and Ossipoff and they proceeded to build the 1210 Ward Office Building, which was completed in 1961. The land lease was for a term of 31 years and was renegotiated in the 1990s. In 1987 a road widening project along Ward Avenue decreased the size of the 1210 Ward property by 546 square feet along the road. The building continued to sit on leased land until 2000 when it was converted to fee simple, by this time the property was in a trust overseen by Radha's son. In 2013 the building was sold to an orthodontist, who is the current owner and primary tenant.

²⁰ Radha Watumull Homayounpour (1930-2010) was the daughter of G.J. Watumull one of the founders of Watumulls. The Watumull family has over 100 years of business history in Hawai'i and their name is synonymous with aloha attire, especially the coordinated family sets that they introduced in the 1940s. By the 1950s they had 30 O'ahu locations and are currently one of only three original tenants at Ala Moana Center.

²¹ Kapi'olani Street Name Change Asked by Owners. *Honolulu Star-Bulletin*. October 15, 1959, p.18, c.2.

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"1210 Ward." (Advertisement) January 16, 1963, p.29, c.1.

"Architects Vote War on Ugliness." December 17, 1964, p. C-14, c. 4.

"Architectural Engineering Combo Formed." September 4, 1957, p. B-7, c.3.

"First 10 Houses Being Readied In Mayor Wilson Project, Kalihi." October 13, 1957, p.12, c.5.

"Four Level Hillside Home Fun to Live In." October 9, 1960 Section F, c.5.

"New Office Building Due on Ward Ave." July 6, 1961, p. A-14, c.1.

"New Professional Building." September 28, 1961, p. B-3, c. 3.

"Offices for Rent." January 8, 1962, 1949, p.23, c.7.

"Trade Winds." January 26, 1973, p.B-4, c.4.

"Vladimir Ossipoff and Associates New Office Advertisement." November 13, 1961, p. A-7, c.4.

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Honolulu Star Bulletin

"Building Permits." May 4, 1961, p.33, c.5.

"Makiki Hale." February 27, 1959, p.27, c.5.

"OSSIPOFF FIRM GETS NEW NAME." January 25, 1973. p. C-4, c5.

"Richard N. "Dick" Dennis" (Obituaries). August 29, 1998. p. A-7, c.1.

"Ward Office Building Sold." February 23, 2010. p. 19.

Drawings

Geoffrey Lewis Architect, Inc. Dr. Caswell DDS, MS 1210 Ward Avenue, 2011.

OSSIPOFF SNYDER & ROWLAND ARCHITECTS. MODIFICATIONS TO 1210 WARD AVENUE BUILDING, 1992.

Richard N. Dennis Architect AIA, Office Building 1210 Ward Avenue, 1961. Four (4) Structural Sheets.

Richard N. Dennis Architect AIA, Office Building 1210 Ward Avenue, 1972. Sheet 3.

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The Asbestos Law Partnership. Asbestolux and Turnabestos

<https://www.asbestoslawpartnership.co.uk/news/25/Asbestolux-turnabestos>

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"Sanborn Insurance Maps." Sanborn Insurance Maps. Honolulu Hawai'i. 1956.

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1210 WARD AVENUE OFFICE BUILDING
Name of Property

HONOLULU, HAWAII
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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): 50-80-14-08871

10. Geographical Data

Acreage of Property .223 Acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 21.304336 Longitude: -157.849569
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

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Or
UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries correspond to TMK (1) 2-1-041:026, a rectangular lot on the Ewa (west) side of Ward Avenue, Honolulu, City and County of Honolulu, State of Hawai'i. The Ossipoff Building, located in the Kaka'ako neighborhood, is bounded by the block that includes Ward Avenue to the east (primary façade), S. Beretania Street to the south, and Kīna'u Street to the north. Across Ward Avenue is the Honolulu Museum of Art and diagonally to the southeast is Thomas Square.

Boundary Justification (Explain why the boundaries were selected.)

The boundary was selected because it represents the legal boundary of the property and encompasses the footprint dimensions of the historic building.

11. Form Prepared By

name/title: Angie Westfall, Architectural Historian
organization: Mason Architects, Inc.
street & number: 119 Merchant Street
city or town: Honolulu state: Hawaii zip code: 96813
e-mail aw@masonarch.com
telephone: 808.536.0556
date: February, 2020

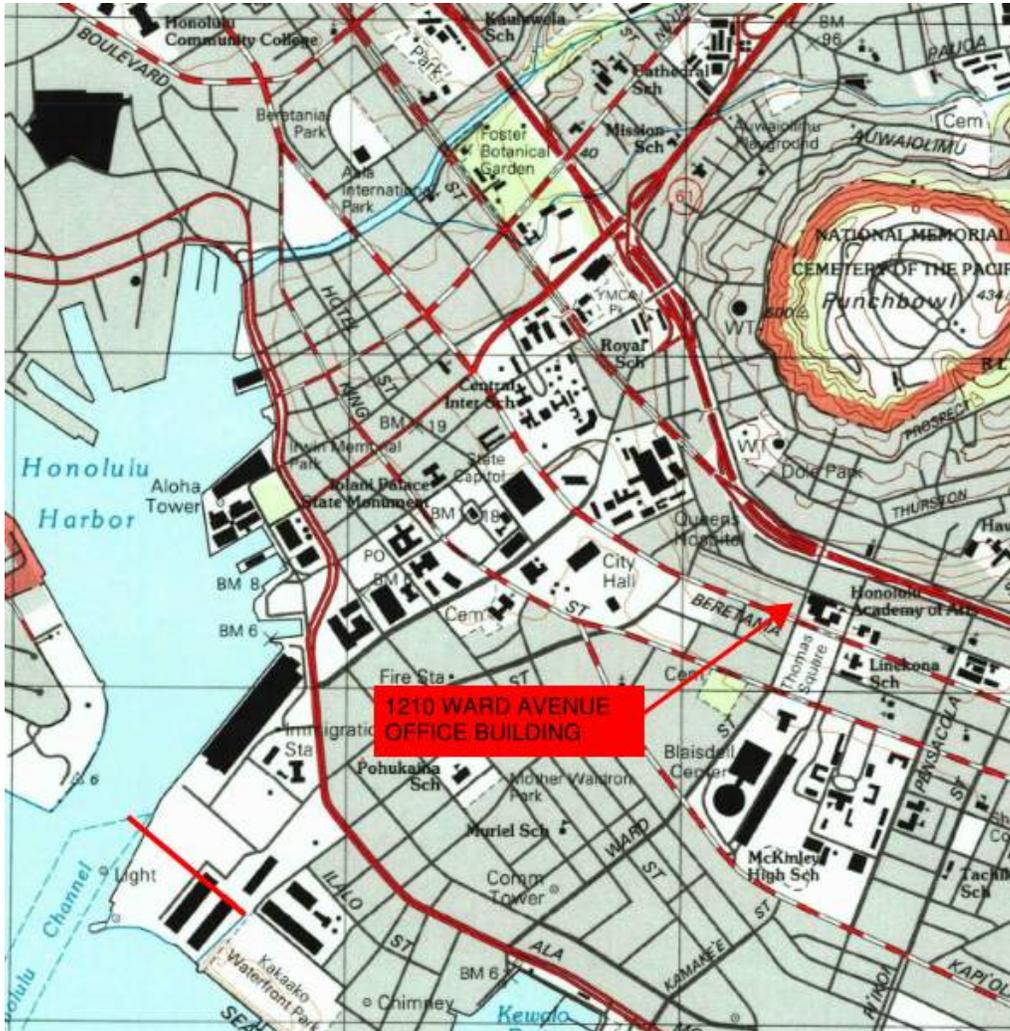
1210 WARD AVENUE OFFICE BUILDING
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Additional Documentation

Submit the following items with the completed form:

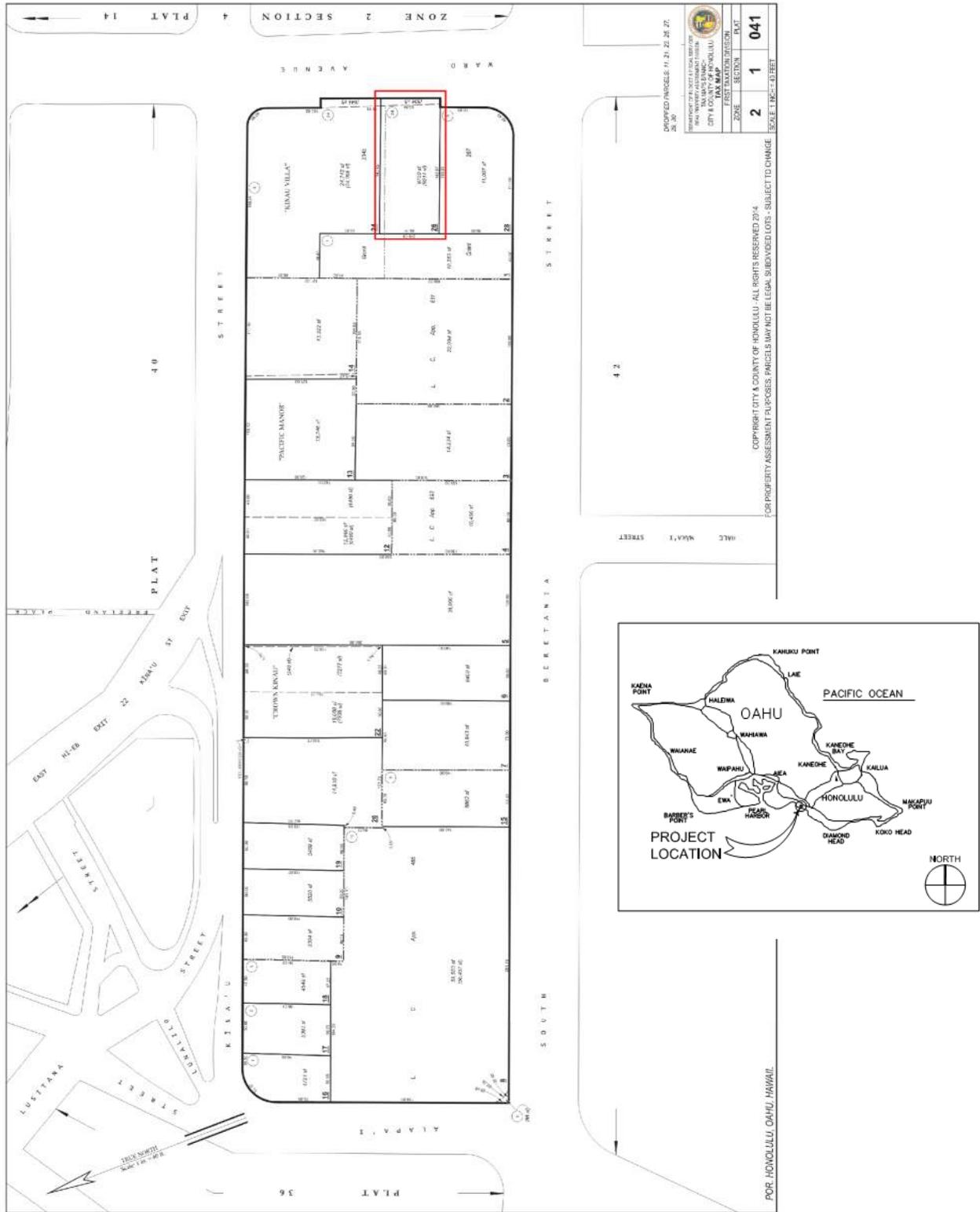
- **Map:**



USGS Honolulu Quadrangle, 7.5 Minute Series, 1998. (Location added)

1210 WARD AVENUE OFFICE BUILDING
 Name of Property

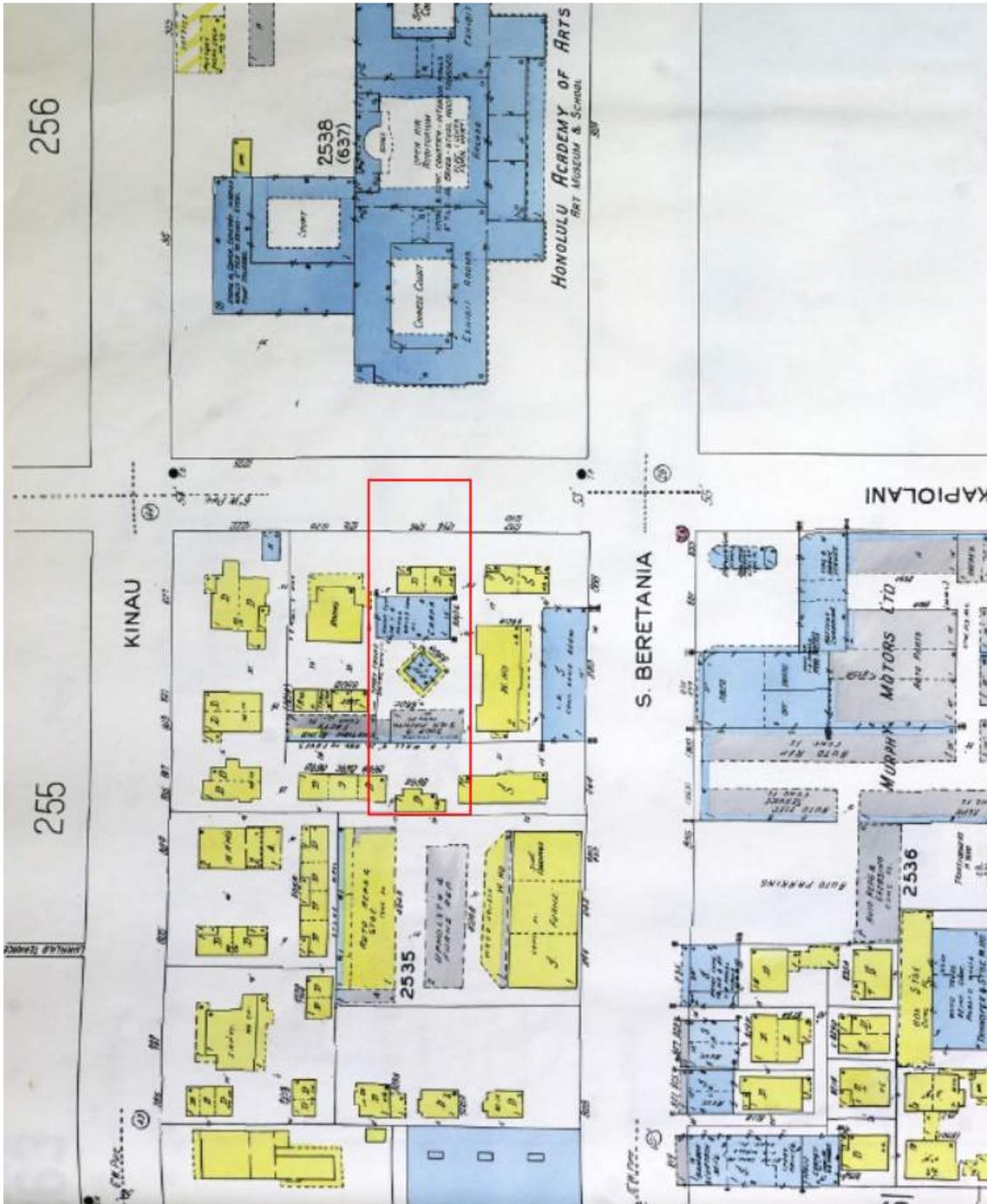
HONOLULU, HAWAII
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Plat Map for TMK (1) 2-1-041:026. (Location box added)

1210 WARD AVENUE OFFICE BUILDING
Name of Property

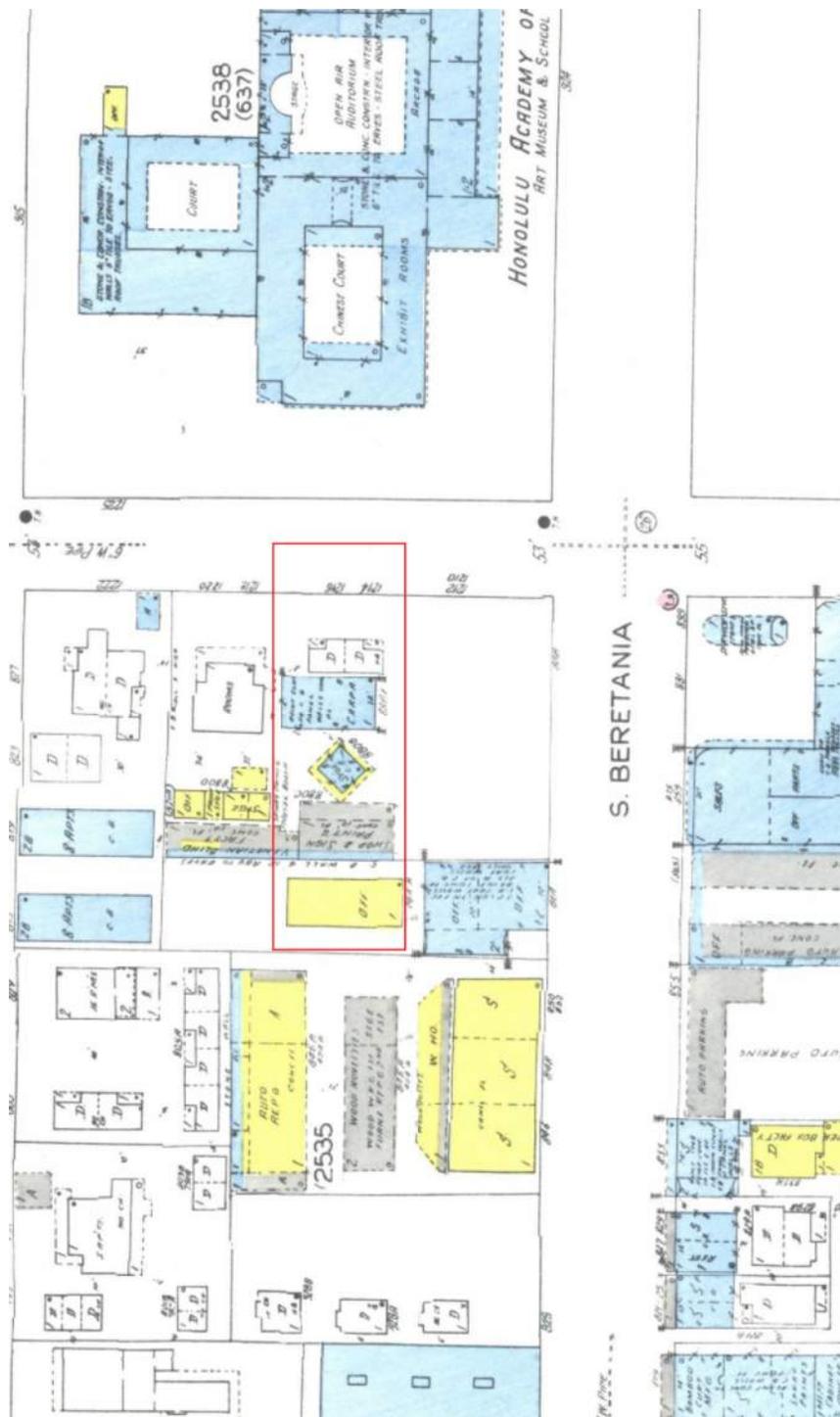
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Sanborn Fire Insurance Map, 1927-1950. (Location box added for 1210 Ward)

1210 WARD AVENUE OFFICE BUILDING
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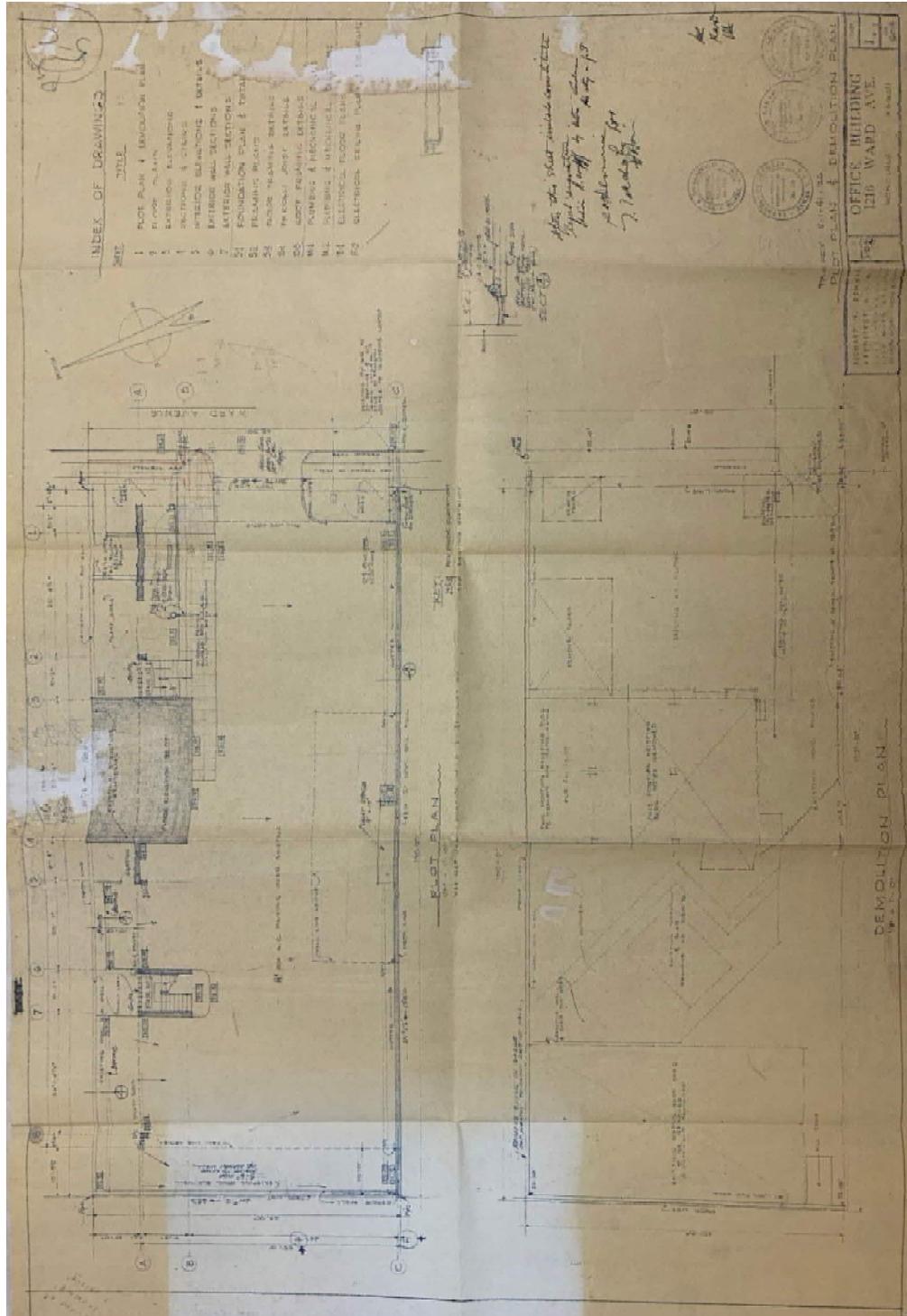


Sanborn Fire Insurance Map, 1955. (Location box added for 1210 Ward)

1210 WARD AVENUE OFFICE BUILDING
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County and State

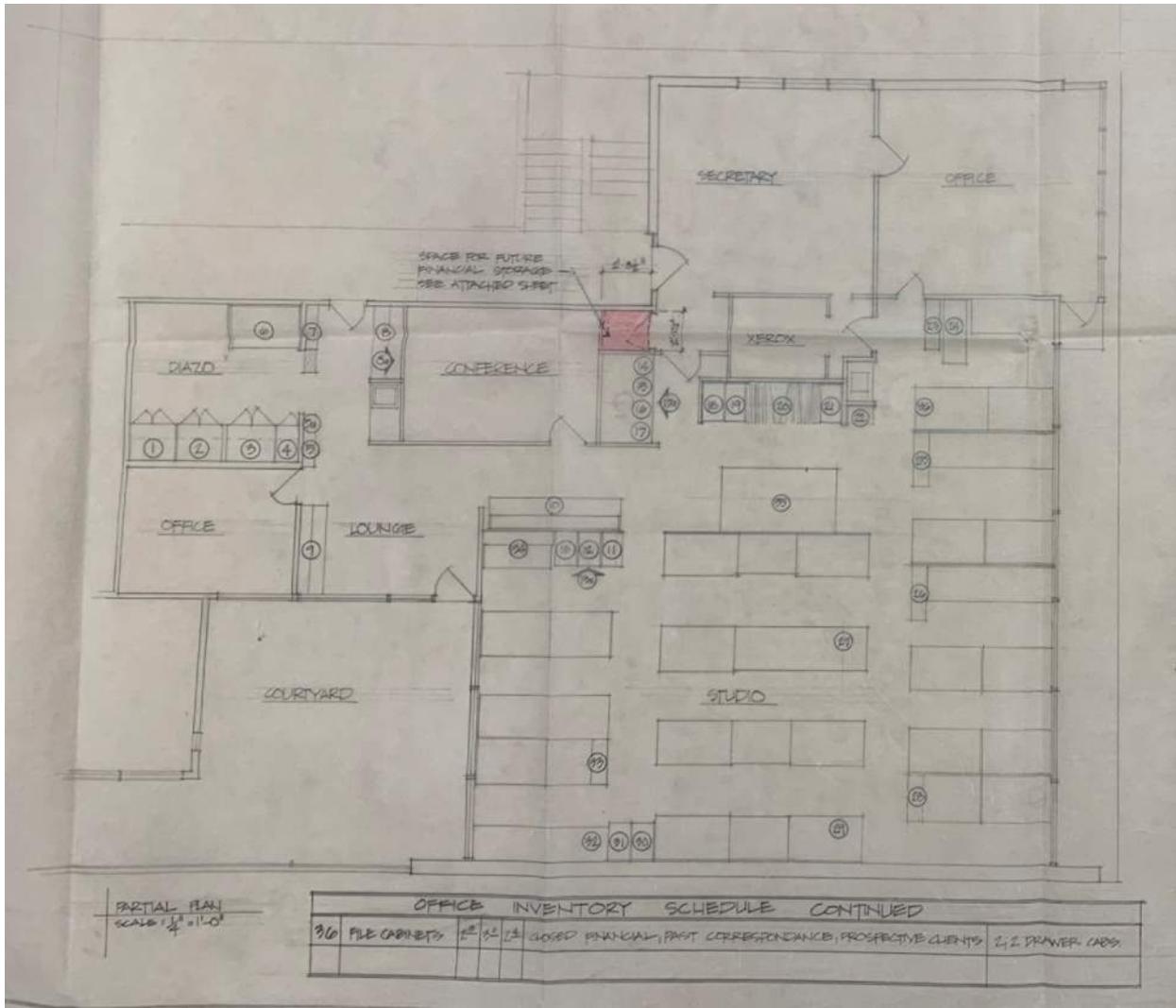
• Drawings.



1961 Demolition and Plot Plan. (Richard N. Dennis Architect)

1210 WARD AVENUE OFFICE BUILDING
 Name of Property

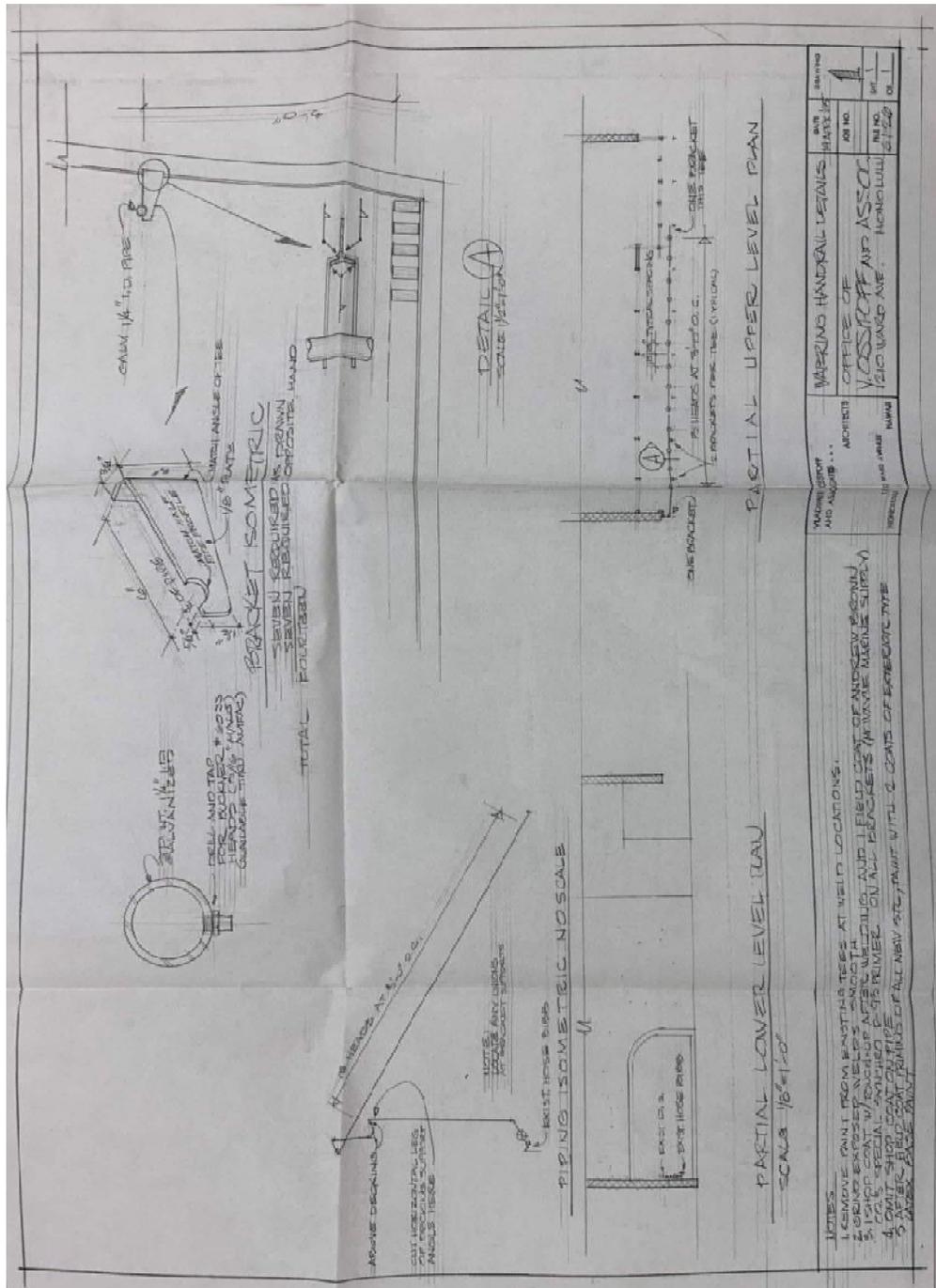
HONOLULU, HAWAII
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1961 Second Floor Plan at Ossipoff's Office (Ossipoff & Associates)

1210 WARD AVENUE OFFICE BUILDING
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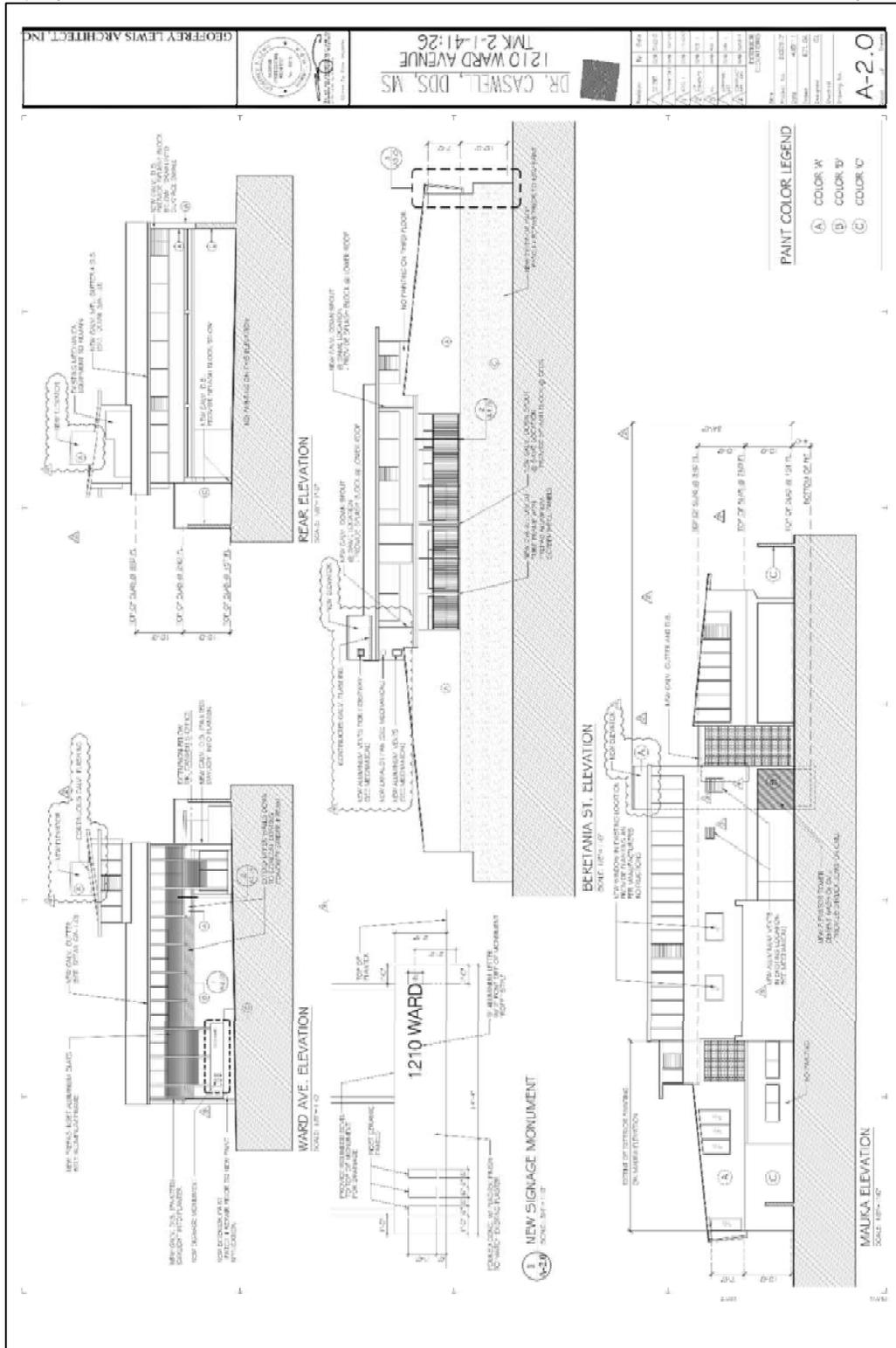
HONOLULU, HAWAII
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1965 Catwalk Handrail Detail (Ossipoff & Associates).

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2012 Elevations (Geoffrey Lewis Architect)

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- **Archive Photos**



East Façade, Photo by Robert Wenkam, 1961.

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Ossipoff Office Staff on East Catwalk, Late 1960s. Note open rafters and fern-watering handrail.

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Ossipoff Office Staff in Courtyard, Early 1970s. Note barrel vaulted canopy.

1210 WARD AVENUE OFFICE BUILDING
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Ossipoff Drafting Room, View to East. Date Unknown.

1210 WARD AVENUE OFFICE BUILDING
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HONOLULU, HAWAII
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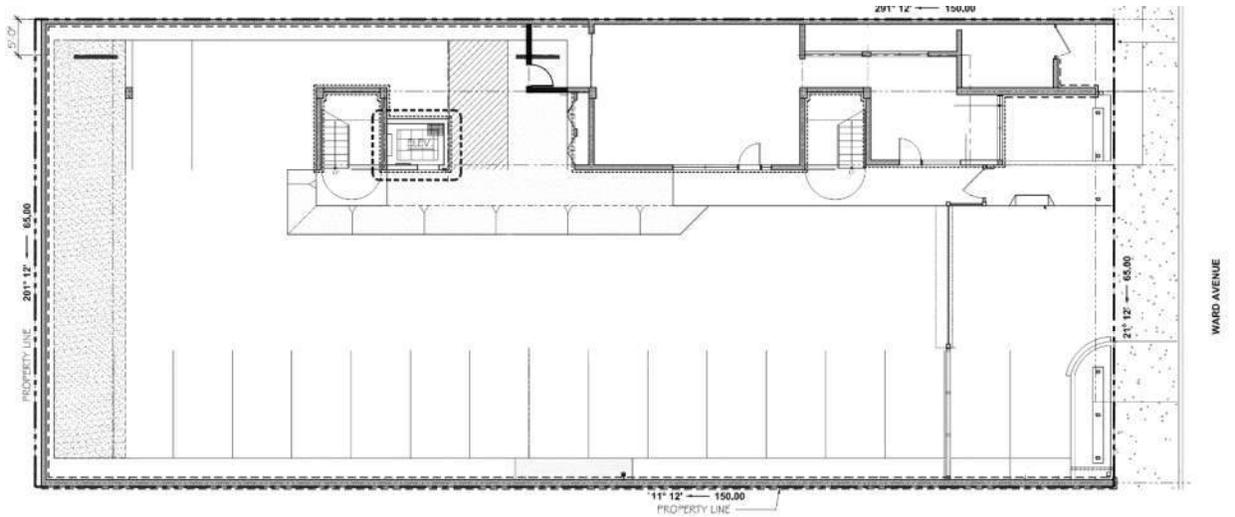


Ossipoff in His Office, View to Northeast. Date Unknown.

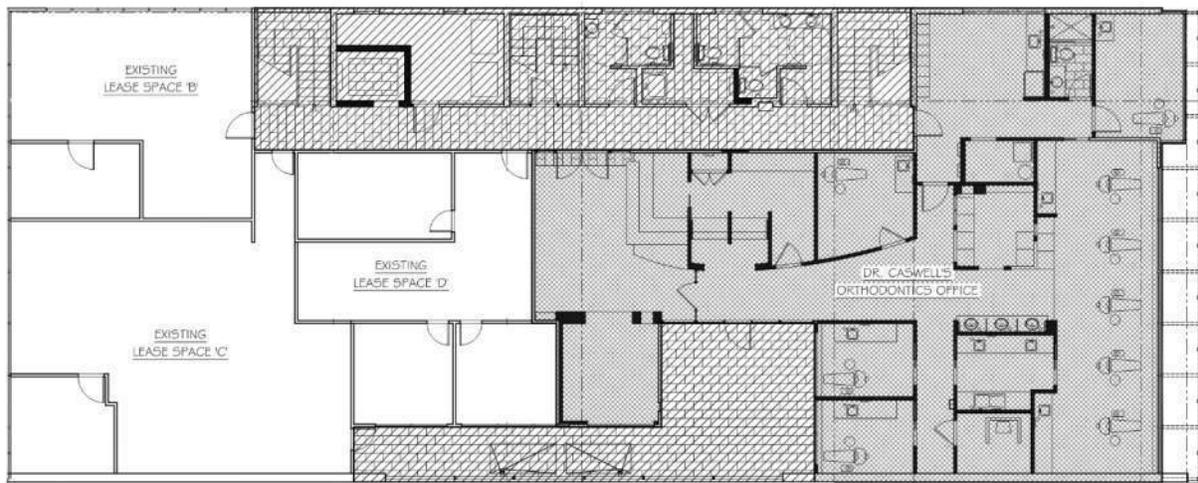
1210 WARD AVENUE OFFICE BUILDING
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- **Representative Plans and Photo Keys**



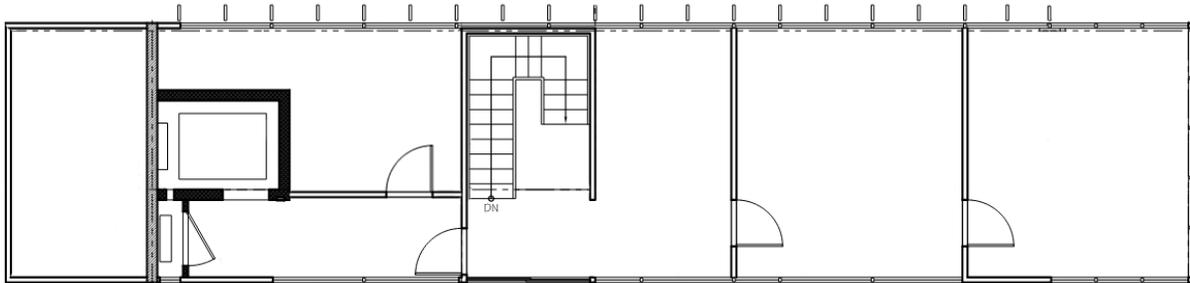
Ground Floor Plan (Geoffrey Lewis Architect, 2012)



Second Floor Plan (Geoffrey Lewis Architect, 2012)

1210 WARD AVENUE OFFICE BUILDING
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Penthouse Plan (Geoffrey Lewis Architect, 2012)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: 1210 Ward Avenue Office Building

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Angie Westfall (except as noted)

Date Photographed: February 2020 (except as noted)

1210 WARD AVENUE OFFICE BUILDING
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HI_Honolulu_1210_Ward_Avenue_Office_Building_0001. Front (east) facade. Camera facing west.

1 of 12.



1210 WARD AVENUE OFFICE BUILDING
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HI_Honolulu_1210_Ward_Avenue_Office_Building_0002. South facade. Camera facing north.

2 of 12.



1210 WARD AVENUE OFFICE BUILDING
Name of Property

HONOLULU, HAWAII
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HI_Honolulu_1210_Ward_Avenue_Office_Building_0003. West facade. Camera facing east.

3 of 12.



1210 WARD AVENUE OFFICE BUILDING
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HONOLULU, HAWAII
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HI_Honolulu_1210_Ward_Avenue_Office_Building_0004. Partial North facade.
Camera facing west. Note breezeblock stair wall and shade fins beyond.

4 of 12.



1210 WARD AVENUE OFFICE BUILDING
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HONOLULU, HAWAII
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HI_Honolulu_1210_Ward_Avenue_Office_Building_0005 Former Catwalk at East Facade.
Camera facing south. Note wall texture.

5 of 12.



1210 WARD AVENUE OFFICE BUILDING
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HONOLULU, HAWAII
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HI_Honolulu_1210_Ward_Avenue_Office_Building_0006 Original Shade Features at North and West Facades. Note Tectum panels at North Overhang. Camera facing southeast.

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1210 WARD AVENUE OFFICE BUILDING
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HONOLULU, HAWAII
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HI_Honolulu_1210_Ward_Avenue_Office_Building_0007 Ground Floor Garage.
Camera facing east.

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1210 WARD AVENUE OFFICE BUILDING
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HONOLULU, HAWAII
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HI_Honolulu_1210_Ward_Avenue_Office_Building_0008 Ground Floor Office.
Camera facing southwest.

8 of 12.

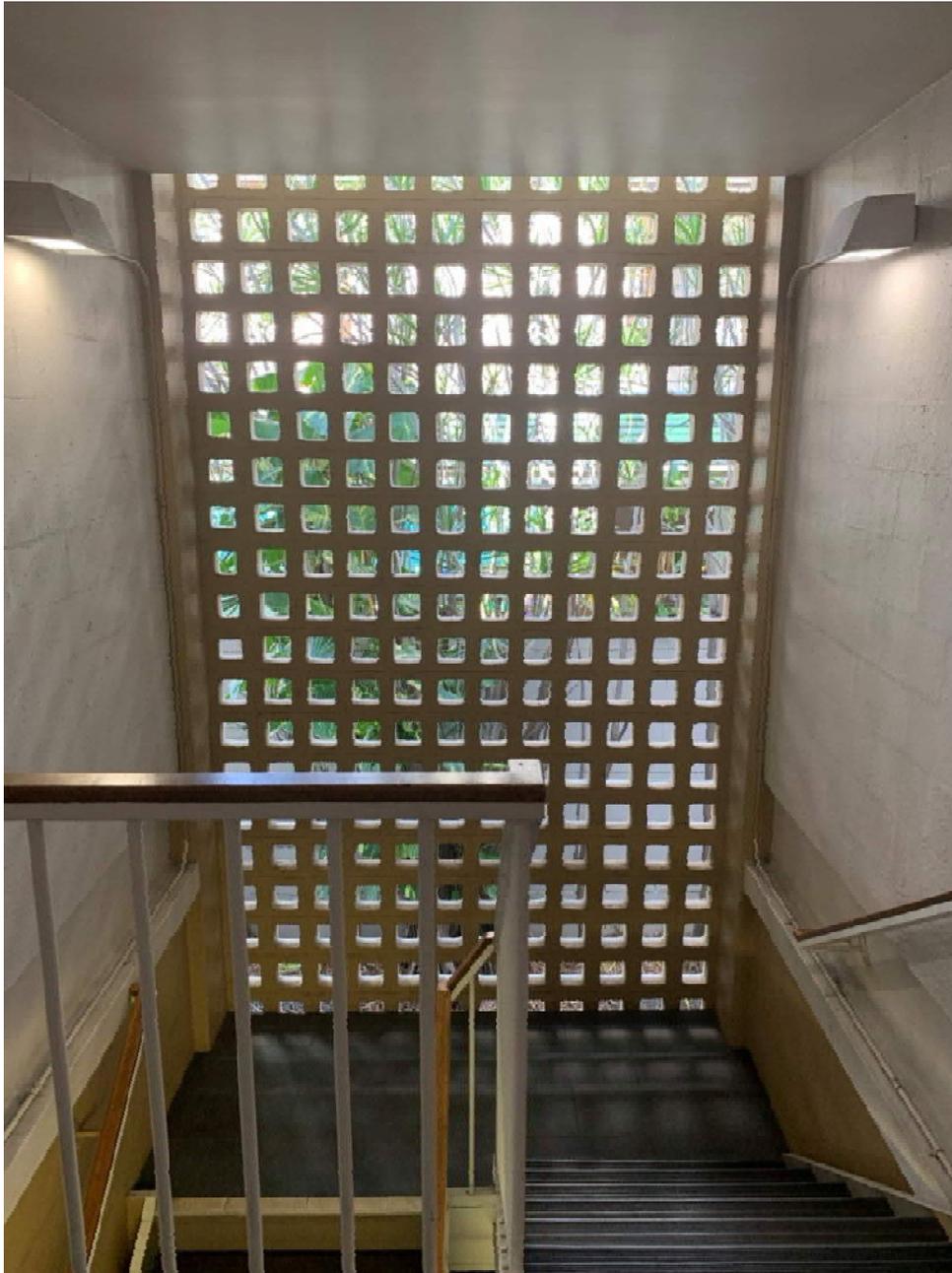


1210 WARD AVENUE OFFICE BUILDING
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HONOLULU, HAWAII
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HI_Honolulu_1210_Ward_Avenue_Office_Building_0009 Stairway 2
Camera facing north.

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1210 WARD AVENUE OFFICE BUILDING
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HONOLULU, HAWAII
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HI_Honolulu_1210_Ward_Avenue_Office_Building_0010 Second Floor Courtyard
Camera facing north.

10 of 12.

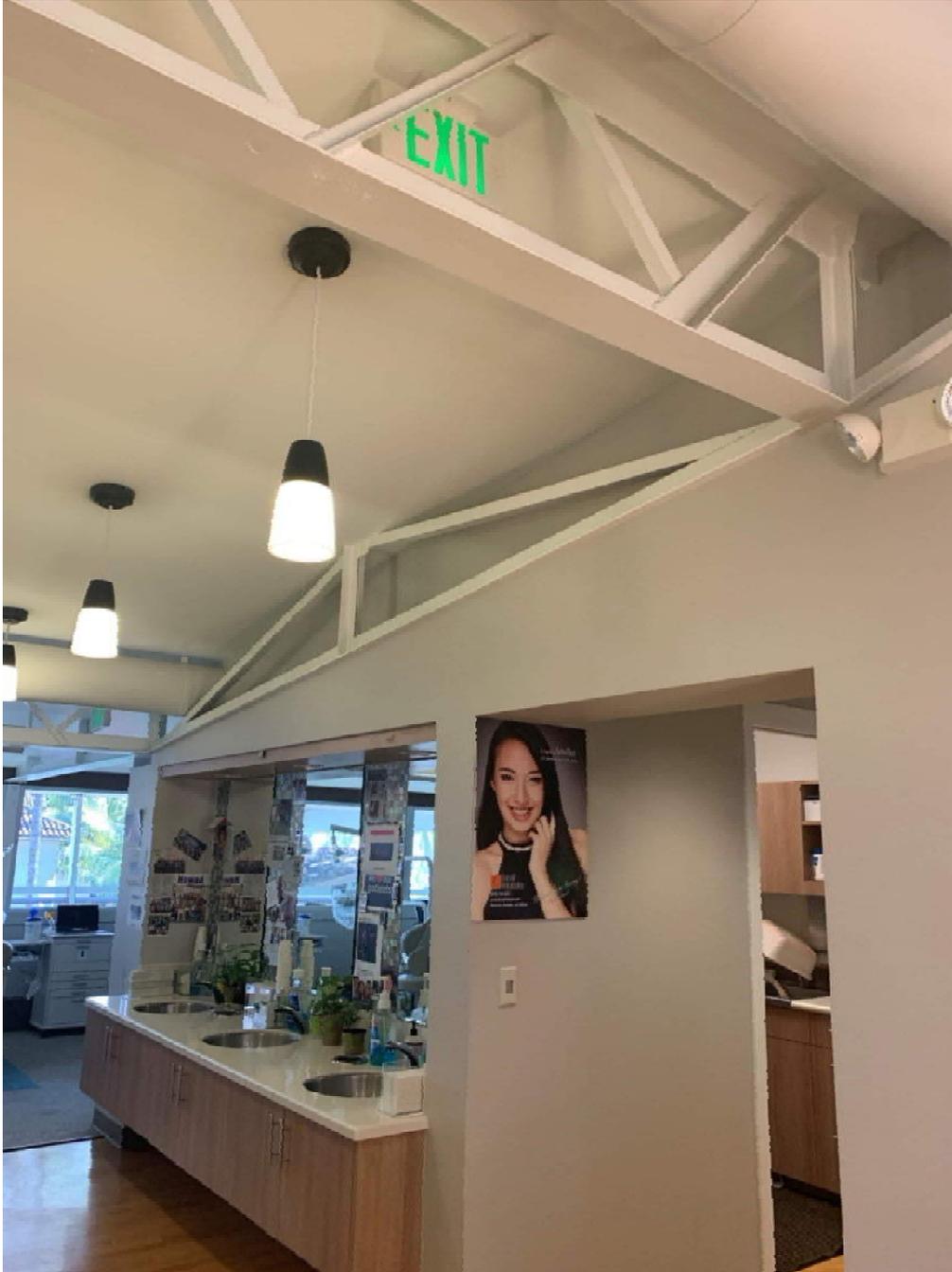


1210 WARD AVENUE OFFICE BUILDING
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HONOLULU, HAWAII
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HI_Honolulu_1210_Ward_Avenue_Office_Building_0011 Dental Office.
(Former Ossipoff Drafting Room) Camera facing east. Note trusses.

11 of 12.



1210 WARD AVENUE OFFICE BUILDING

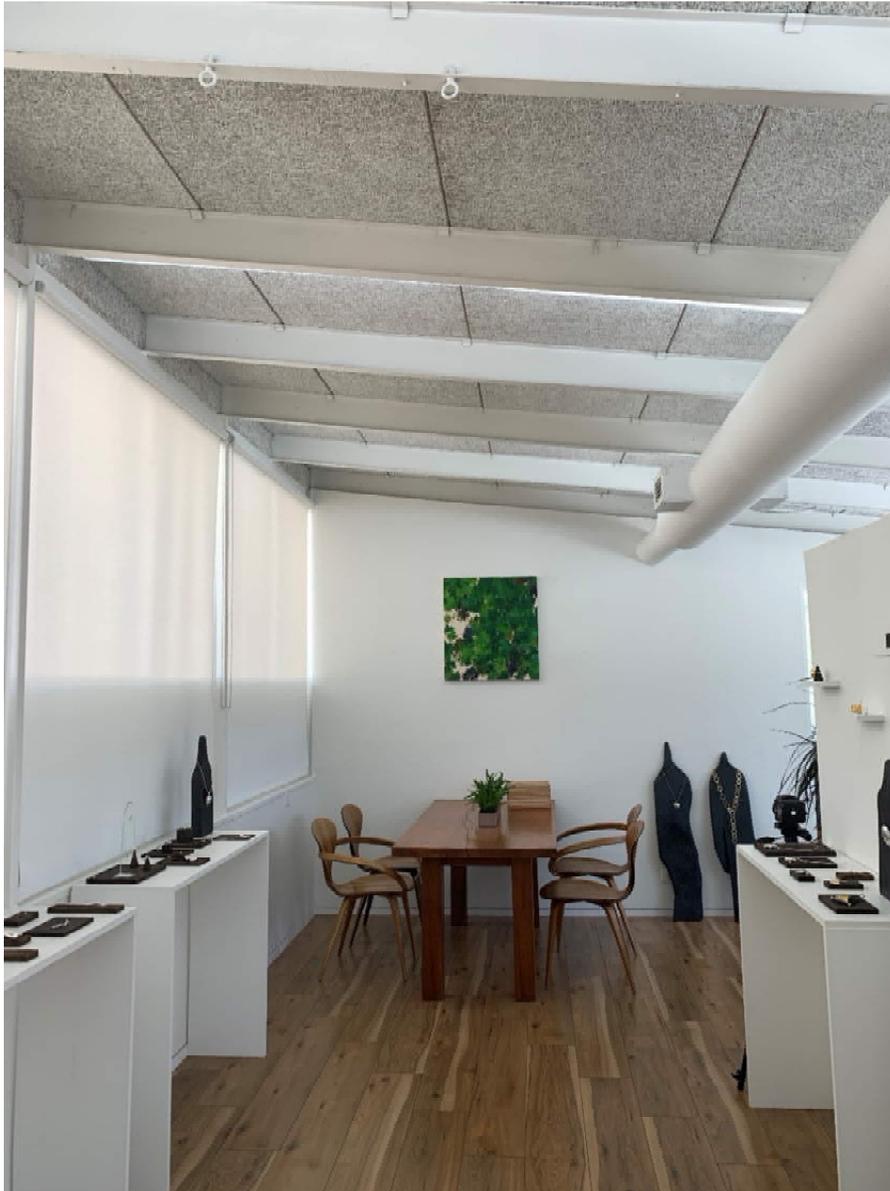
Name of Property

HONOLULU, HAWAII

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HI_Honolulu_1210_Ward_Avenue_Office_Building_00012 Penthouse.
Camera facing east. Note sloping Tectum ceiling.

12 of 12.



Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.